



BRS

Biennial Report Summary

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DRI #266 - WATERSET (F/K/A WOLF CREEK BRANCH S/D) HILLSBOROUGH COUNTY RYs 2014-16

On January 23, 1990, Hillsborough County granted the initial Development Order (Resolution No. R90-0031) for DRI #207 - Wolf Creek Branch to the Magnolia Management Corporation for a three-phase, 628-acre, multi-use development located west of I-75 and north of 19th Avenue in southwest Hillsborough County. Only Phase 1 was granted specific approval. Specific approval of (then proposed) Phases 2 & 3 were contingent upon further transportation analyses.

The Wolf Creek Branch Development Order was amended three times under DRI #207, most recently on December 10, 2002 (Resolution No. R02-275). The amendments extended each of the phase buildout and Development Order expiration dates. The Development Order was scheduled to expire on January 23, 2020.

On December 12, 2006, Hillsborough County adopted Resolution No. R06-276 as a Substantial Deviation Development Order (SDDO) for the project. The SDDO authorized consolidation of former project phases and expanded the project by 990 acres, 3,167 residential units, 248,480 sq. ft. of Retail and 58,900 sq. ft. of Office. The expanded project is now situated on 2,375± acres in southern Hillsborough County, generally west of I-75, north of 19th Avenue and the South Shore Corporate Park DRI, east of the CSX Railroad and south of S.R. 672 and the Southbend DRI, approximately 11.5 miles north of Manatee County

The SDDO has been amended twice, most recently on December 9, 2014 (Resolution No. 14-166). The Amendments authorized the following modifications: changed the name of the DRI to “Waterset”; added 569.99 acres and corresponding 1,005 Single-Family residential units resulting from conveyance of land and entitlements from the Southbend DRI; incorporated the transportation obligations associated with the 1,005 Single-Family residential units from the Southbend DRI Development Order; recognized that the traffic monitoring initiation threshold will remain at 1,000 units (anywhere within the project); added a Land Use Equivalency Matrix; combined the Single-Family and Multi-Family into a single “Residential” classification on the Map; mandated 17 acres of “Park Space” to be incorporated into the Residential areas but not necessarily reflected on the Map; illustrated the alternative location of the 80-acre County Park adjacent to the U.S. 41 at Apollo Beach Boulevard extension if acceptable to Hillsborough County; added a 75-acre Town Center adjacent to the Apollo Beach extension at U.S. 41; reclassified two previously identified “Village Centers” as “Mixed Use” areas as well as a third location along the northern boundary of the DRI; added a 22.39-acre parcel (Elsberry North) to the western portion of the project; increased Mixed-Use area (formerly Village Centers) by 45 acres, inclusive of one newly-designated Mixed Use area and the incorporation of Multi-Family parcels into the southernmost Mixed Use area; based on the addition of Town Center designation and the increase of acreage in the Mixed Use areas, decreased Residential by 110.16 acres with no corresponding reduction in Residential units; increased “Major Roads” by 10.45 acres; increased Wetlands by 2.1 acres resulting from the addition of the Elsberry North parcel; combined Waterset North and Waterset South into a single-phase with an established/unified buildout date; redesignated the internal mix of Residential units within the Town Center and Mixed Use areas with no change to the overall

number of Residential units; increased Commercial by 150,000 sq. ft. and Office by 90,000 sq. ft.; extended the frequency of monitoring from “Annual” to “Biennial”; updated various Conditions for consistency with current development plans and to reflect current practices. The project buildout and Development Order expiration dates were subsequently extended by 447 days to March 23, 2027 and July 21, 2037 respectively, on account of Executive Orders enacted by the Governor in 2015.

The approved/revised phasing schedule is as follows:

LAND USE		ENTITLEMENTS	
RESIDENTIAL	(UNITS)	6,428¹	
TYPE	LOCATION¹	QUANTITY	
Single-Family Detached <i>(i.e. Detached = Duplex/Townhome and/or Condo)</i>	“Outside Town Center & Mixed Use Parcels”	3,619	3,619
Single-Family Attached	“Outside Town Center & Mixed Use Parcels” Within “Town Center” Parcel Within “Mixed Use/Central” Parcel Within “Mixed Use/South” Parcel	150 100 120 589	959
Sr. Adult Housing Detached	“Outside Town Center & Mixed Use Parcels”	400	400
Sr. Adult Housing Attached	“Outside Town Center & Mixed Use Parcels”	100	100
Multi-Family/Apartments	Within “Town Center” Parcel Within “Mixed Use/South” Parcel	600 750	1,350
COMMERCIAL	(SQ. FT.)	498,480²	
	LOCATION²	QUANTITY	
	Within “Retail/Office” Parcel (SW Corner of DRI) Within “Town Center” Parcel Within “Mixed Use/North” Parcel Within “Mixed Use/Central” Parcel Within “Mixed Use/South” Parcel	130,680 134,000 16,000 20,000 197,800	
OFFICE	(SQ. FT.)	198,900²	
	LOCATION²	QUANTITY	
	Within “Retail/Office” Parcel (SW Corner of DRI) Within “Town Center” Parcel Within “Mixed Use/South” Parcel	10,000 100,000 88,900	
SCHOOLS (2)	(ACRES)	40.0	
PARKS (COMMUNITY)	(ACRES)	27.0	
COUNTY PARK	(ACRES)	80.0	
UPLANDS/OPEN SPACE	(ACRES)	55.3	
WETLANDS	(ACRES)	104.5	
MAJOR ROADS	(ACRES)	157.0	

1. Single-Family Attached/Detached & Multi-Family can be located in RES, Mixed Use & Town Center tracts.

2. Commercial & Office entitlements may be located in Mixed Use and Town Center tracts provided it meets “the intent of the transportation analysis.”

PROJECT STATUS

Development this Reporting Year: 319 Single-Family Detached units and a 916 sq. ft. Clubhouse (a “Commercial/Residential Support” use) were constructed within Residential tracts “Outside the Town Center and Mixed Use Parcels”

Cumulative Development: 506 Single-Family Detached units (inclusive of 10 model homes) and 15,555 sq. ft. of Commercial (i.e. a 6,195 sq. ft. Community Center and a 8,444 sq. ft. Montessori school within the “Mixed-Use/North” Parcel and a 916 sq. ft. Clubhouse located “Outside the Town Center and Mixed Use Parcels”).

Projected Development: the Developer anticipates construction of an additional 276 Single-Family Residential units and a 5,000 sq. ft. “Kids-R-Kids” facility during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- Condition D.2.b./Table 2 specifies the required “Thoroughfare Improvements,” segments and timeline for completion. Those Improvements are as follows:

ROADWAY	SEGMENT	REQUIRED COMPLETION DATE
Apollo Beach Boulevard	U.S. 41 to Covington Garden Drive	March 22, 2025 (as extended from 12/31/23 per Executive Orders enacted by the Governor in 2015)
Waterset Boulevard	Big Bend Road to 19 th Avenue @ 24 th Street	March 23, 2019 (as extended from 12/31/17 per Executive Orders enacted by the Governor in 2015)
	*** OR ***	
	30 th Street to Southern Property Boundary	
30 th Street	Apollo Beach Blvd. to 19 th Avenue	July 19, 2026 (as extended from 4/28/25 per Executive Orders enacted by the Governor in 2015)
Covington Garden Drive	Big Bend Road to Road “A”	
Road “A”	West Property Boundary to 30 th St.	

- In addition to the specifying the required Apollo Beach Blvd./U.S. 41 intersection improvements and identifying the requirement for development of a “time based coordination plan” for Big Bend Road between U.S. 41 and U.S. 301, Condition D.2.c./Table 3 also identifies the responsibility of the Developer pertaining to the design, permitting and contribution of funding towards the “Interstate 75 Flyover” of Apollo Beach Boulevard ultimately connecting to C.R. 672 (up to \$12 million). The following were specified as the timelines associated with the Flyover project:

- County and Developer to enter into “Flyover Agreement” by May 31, 2015;

- The County shall notify the Developer in writing of whether “it elects to proceed with the further funding of the Flyover project” by December 31, 2016. If the County elects not to continue pursuit of the Flyover project, the Developer shall submit an application to the County to amend the Development Order whereby identifying alternate “regional improvement(s) in the general vicinity of the Waterset DRI by March 1, 2017 (i.e. 60 days from receipt of written notice);
- Developer shall complete the Design and Permitting May 31, 2017 (i.e. 24 months following execution of Agreement). If the County **does** elect to continue with the project, the Developer shall provide the balance of funding (i.e. \$12 million less Design/Permitting costs plus 2.6% interest compounded annually) to the County within 60 days following Design/Permit approval by the County’s Public Works Director; and
- In the event the County **does not** elect to continue pursuit of the Flyover, the Developer shall provide the balance of funding (i.e. \$12 million less Design/Permitting costs plus 2.6% interest compounded annually) to the County by December 31, 2017.

It will be imperative that the status of these requirements be sufficiently documented in the RY 2016-18 Biennial Report.

2. Condition D.2.d./Table 4 specifies the required improvements associated with the following intersections: 19th Avenue/24th Street; 19th Avenue/30th Street; Big Bend Road/Waterset Boulevard; and Apollo Beach Boulevard/U.S. 41.
3. In accordance with Condition D.4.d., an annual traffic monitoring program shall commence with completion of 1,000 dwelling units and continue until buildout. The monitoring shall demonstrate that the project is not exceeding the 5,541 net external P.M. peak hour trips (i.e. 3,127 Inbound/2,414 Outbound), 1,078 internal capture trips (i.e. 539 Inbound/539 Outbound), 534 passer-by capture trips (i.e. 267 Inbound/267 Outbound), for a total of 7,153 trips (i.e. 3,933 Inbound/3,220 Outbound) trips approved within Waterset.
4. Condition D.5.e. mandates the quarterly monitoring of all mitigation areas and littoral shelves for a period of one year and semi-annually for the next three years as required by Condition D.5.e. The monitoring shall include species diversity composition, spreading (regeneration) and exotic species encroachment. Additional planting may be required to maintain an 85 percent survival of planted species at the end of the three-year monitoring period. The Developer has provided a link to this monitoring data which subsequently expired. It is requested that similar reports be provided in hard copy format (or provided on a CD) and submitted in association with all future Biennial Reports.
5. The Developer indicated their continued consistency with Condition D.5.h. which requires submittal of a *Wetland/Lake Management Plan* to TBRPC for review and to Hillsborough County, FDEP and SWFWMD for approval prior to development approval for each increment or phase. The Plan shall address but not be limited to, wetlands to be preserved, proposed wetland/lake alteration, control of exotic species, mitigation of lost wetlands, control of on-site water quality, and methods for wetland restoration/enhancement.
6. The Developer previously acknowledged that an *Upland Management Plan* [Condition D.9.f.], a *Potable Water and Non-Potable Water Use Plan* [Condition D.11.j.] and a *Master Stormwater Management Plan* [Condition D.14.e.] were all submitted in February 2008 or prior.

7. The Developer submitted the quarterly Surface and Groundwater monitoring results on CD Rom with the RYs 2014-16 Biennial Report, in accordance with Condition D.14.b. The monitoring of required sites was conducted in 2014 on January 15th (Wet Season) & June 18th (Dry Season) as well as in 2015 on February 4th (Wet Season) & September 7th (Dry Season). To the extent samples could be collected and analyzed for the 13 groundwater monitoring sites (i.e. MSW-1, MSW-2, MSW-3, MSW-4, MSW-5, MSW-6, MSW-7, MSW-8, MSW-9, MSW-10, MSW-11, MSW-12, MSW-13) and three surface water monitoring sites (i.e. SW-3, SW-4 & SW-6), the results were provided. The Developer’s environmental consultant did recognize all instances whereby the recorded water quality parameter did not meet State standards as well as the particular monitoring location.
8. Consistent with Condition D.4.f., the Developer reportedly meets with HART officials “at time routes are established” to discuss transit amenities and scheduling.
9. In accordance with Condition D.6.a., the Developer submitted a *Comprehensive Emergency Management Plan* in March 2012. As obligated by Condition D.6.e., the Developer anticipates providing the payment of \$224,718 shelter mitigation fee (or alternative mitigation acceptable to the Hillsborough County OEM) prior to construction plan approval of Residential development within Waterset, south of the Apollo Beach extension.
10. Upon receipt of request from the School Board and Hillsborough County Fire Rescue, respectively, the Developer shall convey: 40 acres for school sites [Condition D.15.]; and a minimum of 1.2 acres for construction of a future fire station facility [Condition D.16.c.].

DEVELOPER OF RECORD

The following parties remain jointly responsible for adhering to the conditions of the Development Order:

NNP Southbend II, LLC 777 S. Harbour Island Blvd., Suite 320 Tampa, FL 33602	Suburban Land Reserve, Inc. 79 S. Main Street, Suite 500 Salt Lake City, UT 84111
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DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. While it appears that one of the above-recognized Developer of Record has changed (from Property Reserve, Inc. to Suburban Land Reserve, Inc.), please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.